



MEMORANDUM

March 8, 2012

TO: Historic District Commission

FROM: Robin D. Ziek, Staff

SUBJECT: Update on historic designation review of 103 Forest Avenue
HDC2012-00566 Evaluation of Significance

The property at 103 Forest Avenue includes an outstanding example of a 1920s English Arts and Crafts/Tudor Revival style house and a two-bay detached garage. The property is a corner lot, located in the northeast corner of the intersection of Forest Avenue and Harrison Street, with the front door of the house facing Forest Avenue, and the garage accessed from Harrison Street (see Attachment A.)

The property may be unique in the City, in that it has been maintained in near-original condition since it was constructed (see Attachment B.) The house has a centerhall plan, with living room to the left, and dining room to the right of the front door. When the house was built in 1925 for Dr. and Mrs. Gilbert V. Hartley, an office was constructed on the south side of the house, with its own exterior door. Dr. Hartley maintained his private medical practice here, and the office is essentially intact today. For many years, the property has been owned by Dr. Hartley's son, John G. Hartley, and his wife, Joan. Although they lived in Virginia, Mr. Hartley maintained a presence in the community in which he grew up with periodic visits to the house. Mr. Hartley has recently passed away, and Mrs. Hartley is selling the property.

The property was co-nominated for historic district zoning in 2002 by Thomas Moore (a neighbor at 11 Forest Avenue) and Peerless Rockville. The HDC reviewed the staff report at their regular meetings on July 16 and September 20, 2002. Upon review of the staff report and completion of public testimony, the HDC voted that the property met Criteria I-D, II-A, and II-E (see Attachment C). There was considerable public support for historic district zoning, but the Hartleys opposed designation, stating that they had no intention of altering or demolishing the house. The HDC then agreed not to forward their positive recommendation to the Mayor and Council for Authorization to File at the time, because there were no immediate threats to the property either for demolition or subdivision (see Attachment D.)

The property is currently for sale, and the initial rationale for not forwarding the HDC recommendation to the Mayor and Council no longer exists. Staff has consulted with the City Attorney, and it was determined that the designation process should proceed, and that there was no need to revisit the HDC recommendation. The HDC recommendation for historic designation will be presented to the Mayor and Council on Monday, March 19, 2012, for their consideration of whether or not to authorize filing a Sectional Map Amendment to add the historic district overlay zone to the property.

If filing is not authorized, the historic designation process stops and no zoning change is initiated. If filing is authorized, the Sectional Map Amendment will be processed according to the following (tentative) dates:

Planning Commission public meeting and recommendation	April 11, 2012
Mayor and Council Public Hearing	April 23, 2012
Discussion and Instructions	May 7, 2012
Introduction of Ordinance	May 21, 2012
Adoption of Ordinance	June 4, 2102

Public notification will be provided as outlined in Section 25.06.01 of the Zoning Ordinance.

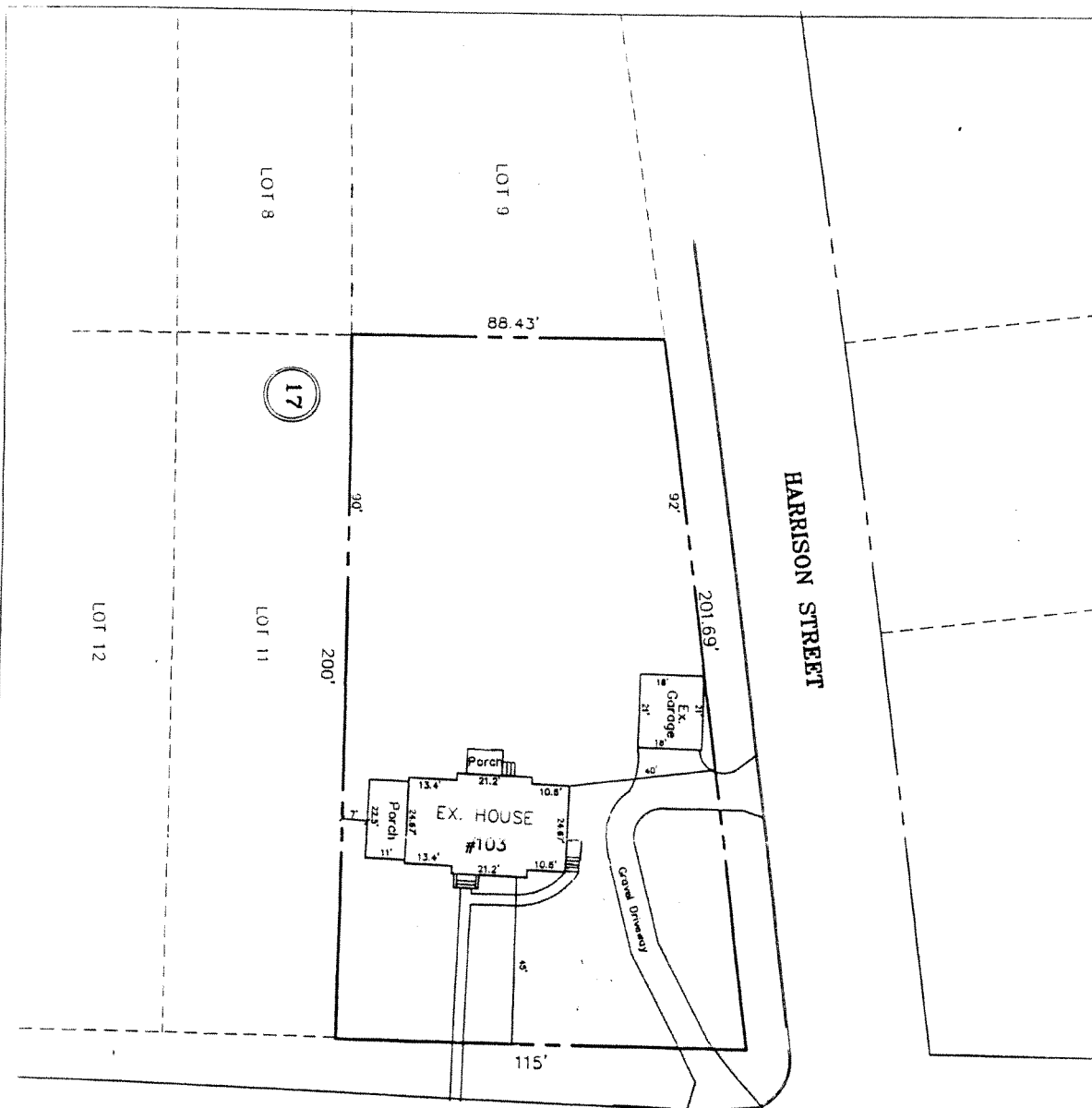
Community Outreach for this meeting:

- Posting of sign on property two weeks prior to meeting
- Postcard notices sent out two weeks prior to meeting
- Staff report posted on City's web site one week prior to meeting

103 Forest Avenue HDC2012-00566



March 15, 2012
HDC Update prior to Authorization to File request



RECEIVED
AUG 23 2011
COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

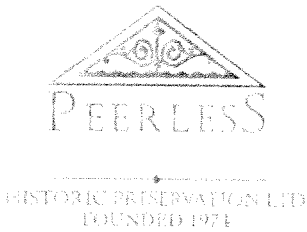
A-2

SKETCH PLAN
103 FOREST AVE.
ROCKVILLE
LOT 10 ROCK 17
BRAD'S SUBDIVISION

SCALE: 1"=30'



VTECS
TOTAL ENGINEERING SERVICES
2000 W. WISCONSIN AVE.
P.O. BOX 10123
ALAN SPRING, MD 20714
TEL: (301) 515-1314 FAX: (301) 515-1006



July 5, 2002

Historic District Commission
Rockville City Hall
111 Maryland Avenue
Rockville, MD 20850

Dear Commissioners and Staff:

Peerless Rockville wishes to submit for HDC evaluation as a City of Rockville Historic District the Hartley house at 103 Forest Avenue. Joining in this application as co-sponsor is Tom Moore, who lives at 11 Forest Avenue, Rockville, MD 20850.

The Hartley house, constructed in 1925, is an excellent example of an eclectically-styled residence in an area developed in the late 19th and early 20th centuries. It is also associated with Dr. Gilbert Hartley, a physician who maintained his medical office in the house. The property thus meets both architectural and historical criteria for designation.

Sincerely,


Eileen McGuckian
Executive Director

Cc: Tom Moore

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:26/

1. Name of Property (indicate preferred name)

historic Bernard E. Welsh House
other Hartley House

2. Location

street and number 103 Forest Avenue not for publication
city, town Rockville vicinity
county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name G.V. and J.G. T. Hartley.
street and number 107 Forest Avenue telephone
city, town Rockville state MD zip code 208750

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center liber 9304 folio 343
city, town Rockville tax map GR33 tax parcel tax ID # 00159172

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☒ Other: Peerless Rockville Historic Preservation, Ltd.

6. Classification

Category	Ownership	Current Function	Resource	Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<u>2</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/>	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/>	<input type="checkbox"/> Total
		<input type="checkbox"/> government		
		<input type="checkbox"/> health care	<input checked="" type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> industry	<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory	<u>1</u>

7. Description

Inventory No. M:26

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

One hundred-three Forest Avenue, at the corner of Forest and Harrison, is a one and a half story crossed gabled house.

Ashlar Stone provides a foundation for the wood framed, clapboard structure. The principle elevation (west) is dominated in the center by the large projecting cross gable. Its roofline is higher than the gable it crosses, which runs north-south. This central bay is asymmetrical in many regards. The roofline on the north drops much further down than the south roof. The front door to one side of the bay has a small door gable supported by two wood columns. Paired windows are next to the doorway and above them a single window. Windows on each side of the bay, while similar in pattern, are completely different in size (height) from each other as well as from those on the center bay.

The rear (east) elevation, like the west side, is dominated by the projecting cross gable. The door directly opposite from the front door opens to a raised screen porch, with a metal shed roof. The upper-story windows are double-sashed paired windows similar to those on the front central bay, while those on the ground floor are smaller double-sashed windows. Windows on the rear side bays are exactly the same as their respective bays on the front elevation. A dormer extends from the north bay to the rear elevation.

In addition to the rear porch, a large side porch extends from the north side. A small raised stoop with roof is found on the south side. Three columns support the shallow roof over the large open porch. The projecting brick chimney divides the north elevation in the middle of the gable.

The ground level (porch level) presents a doorway to one side and window to the other side. Up higher, small quarter segmented windows are set to each side of the chimney. The roof fabric is green slate. Roof planes on both bisecting gables flair out in the lower few feet.

Besides a grounded Cadillac (circa 1963), the only other structure is the diagonally situated two bay, wood framed garage at the south side of the lot. Entrance to the garage and the house's south side door is through two brick piles near the edge of Forest Avenue. The grounds and landscaping look rather neglected.

8. Significance

Inventory No.

:26/12/5

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <u>Local History</u>	

Specific dates	1921	Architect/Builder
Construction dates	1921	
Evaluation for:		
<input type="checkbox"/> National Register (1999)	<input checked="" type="checkbox"/> Maryland Register	<input type="checkbox"/> not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Significance

The house at 103 Forest Avenue was built between 1921 and 1922 by Barnard F. Welsh. Dr. Gilbert Hartley, owner since 1924, says in oral history tapes (ten years old), that the house was built in 1925. I believe this is incorrect as Welsh (the owner before Hartley) was assessed \$1,300 for improvements on this lot in 1921. Whoever designed this house attempted a sophisticated interplay between symmetrical and asymmetrical compositional elements. It is significant as part of the rich architectural texture and European references to be found in Rockville after the First World War.

History

Tax Map GR33 showing 103 Forest Avenue Lot 10, Block 17 Bealls Subdivision

9. Major Bibliographical References

Inventory No. M:26

Montgomery County Land, Equity, Tax, and Plat Records.

10. Geographical Data

Acreage of surveyed property 19,475 square feet
 Acreage of historical setting same
 Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Lot 10 Block 17 of Beall's Subdivision Corner of Forest and Harrison Street.

11. Form Prepared by

name/title	1986: Johnathan Dodge 2002: Eileen McGuckian, update		
organization	Peerless Rockville	date	September 2001
street & number	P.O. Box 4262	telephone	301-762-0096
city or town	Rockville	state MD	20849-4262

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
 DHCD/DHCP
 100 Community Place
 Crownsville, MD 21032-2023
 410-514-7600

Maryland Department of Assessments and Taxation
Real Property Data Search (psr11A)
MONTGOMERY COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 04 Account Number - 00159172

Owner Information

Owner Name: HARTLEY G V & J G T **Use:** RESIDENTIAL
Mailing Address: 1700 JUMPER CT **Principal Residence:** NO
VIENNA VA 22182-1834 **Deed Reference:** 1) /00711/ 00187
2)

Location & Structure Information

Premises Address **Legal Description**
103 FOREST AVE BEALLS SUB
ROCKVILLE 20850-1818

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
GR33	0000	0000		0202		17	10	1		

Special Tax Areas **Town** ROCKVILLE
Ad Valorem
Tax Class 50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1929	1,889 SF	19,475 SF	111

Stories	Basement	Type	Exterior
2.000000	NO	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	393,920	322,200		
Improvements:	137,240	120,000		
Total:	531,160	442,200	442,200	442,200
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00
Tax Exempt:			
Exempt Class:			Special Tax Recapture:



City of Rockville
111 Maryland Avenue
Rockville, Maryland
20850-2364
www.ci.rockville.md.us

Community Planning and
Development Services
301-309-3200
TDD 301-309-3187
FAX 301-309-0523

Inspection Services
301-309-3250

Planning Division
301-309-3200

Landlord Tenant
301-309-3200

July 5, 2002

John G. T. Hartley
107 Forest Avenue
Rockville, Maryland 20850

Dear Mr. Hartley:

The property at 103 Forest Avenue has been nominated for inclusion into the West Montgomery Avenue Historic District by Peerless Rockville and several neighbors due to the architectural character and history of the house, and the family contributions to the City of Rockville. The Historic District Commission evaluation for significance of the property has been scheduled for July 16, 2002. The HDC welcomes testimony and comments from owners, neighbors and other citizens, and we hope that you will be available to attend the meeting, add to the history of the property, and to inform the HDC of your opinion regarding potential designation.

The evaluation centers on the architectural, historical and cultural significance to the City of Rockville. The City has hired a consultant to prepare a history of the property that will be sent to you on July 9. It will also be available on the City's Internet Web site: www.ci.rockville.md.us under "Get Involved", and "Historic District Commission".

The record generally remains open for at least 10 days to receive additional comments or for staff to respond to questions. The HDC will make its decision and send its recommendation to the Mayor and Council in August. The Mayor and Council must approve any designations and will hold an additional public hearing if the property is recommended as having significance to the City of Rockville. The Mayor and Council hearing will occur in the fall, if necessary.

If the Mayor and Council vote to designate the property as historic, the property will be eligible for 10% County, 20% State, and 20% Federal (if income producing) tax credits for maintenance, restoration, and upgrading of the utility systems such as heat, air conditioning, wiring, and plumbing. The maintenance or improvements must be done in accordance with the Secretary of Interior Standards for rehabilitation, so please do consult with staff before undertaking projects for tax credit. Any exterior changes to the property or new construction on the site will be reviewed and approved by the Historic District Commission as appropriate to the character of the house and the historic district and streetscape.

If you have further questions, please call the Preservation Office at 301-309-3207 and speak to Judy Christensen or Cindy Kebba. After July 13, 2002, the Preservation office number will be 240-314-8230. We will be happy to meet with you at anytime during this process to answer your questions or discuss any concerns that you may have.

Sincerely,

Judith A. Christensen
Preservation Planner II

Attach: Information on Designation
Nomination Form/Letter

Cc: Art Chambers, Director, CPDS
Bob Spalding, Chief of Planning
HDC
Peerless Rockville

MAYOR
Larry Giammo

COUNCIL
Robert E. Dorsey
John F. Hall, Jr.
Susan R. Hoffmann
Anne M. Robbins

CITY MANAGER
W. Mark Pentz

CITY CLERK
Claire F. Funkhouser

CITY ATTORNEY
Paul T. Glasgow

Historic Properties Form

The property was nominated for historic district consideration by several neighbors and Peerless Rockville Historic Preservation. It was put on the agenda and the property was posted with an informational sign. A consultant was hired to produce a site survey inventory form, which was corrected by Mr. and Mrs. John Hartley.

historic Dr. Gilbert and Brunetta Hartley House
street and number 103 Forest Avenue

Lot 10, block 17, Beall's Subdivision. 19,475 square feet

The Hartley House is an eclectic English/Tudor Revival style 1920s house. The front paneled door, 6-over-6 windows, columns, and front pedimented porch reflect classical origins. It also reflects the early twentieth century artistic innovations of Picasso and Braque utilizing asymmetry, geometric construction, and spatial ambiguity. Its prominent gabled front block is off-center, balanced by flanking end-gabled blocks of slightly shorter stature. The 6/6 windows and door casings are plain flat wood in the craftsman-style. The foundation of the house is rusticated ashlar-pattern concrete block; the foundation of the open side porch is rusticated cinder block piers. The roof of the main house is patterned metal shingles and the back porch roof is standing seam tin. The two-bay front-gabled garage (20 feet by 22 feet) is cinder block roofed with asphalt shingles. The only chimney is a prominent red-brick exterior chimney on the north facade of the house, surrounded by the porch roof. Siding is horizontal lapped wood clapboards. It anchors the prominent corner of Harrison Street and Forest Avenue, just off W. Montgomery Avenue.

According to the Tax Assessor's worksheet, the asymmetrical front gabled entry block of the house measures 20 feet wide by 27 feet deep. The rectangular side gabled main blocks are also irregular. The north two bay 1-½ story block measures 13 feet across and 15 feet deep with a pair of 8-light casement windows in each bay. A 10-foot deep open porch is attached to the north facade of the north block. The two-bay north block elevation reveals two quarter round classical fan windows on either side of the chimney. A 6/6 window is in the east bay and an exterior door in the west bay accesses the house from the porch.

The one-bay by two-bay south block (photo3 and 4, above) shows a central pair of 8-light casement windows on the west (front) facade and two evenly spaced 6/6 windows on the east facade. This door served as the entrance to Dr. Hartley's medical practice.

The rear elevation a shed-roofed screened porch supported by two concrete block piers (7 feet by 12 feet) sheltering two doorways in the north bay. The rear elevation of the south block is set in slightly from the center block and shows two 6/6 windows.

SIGNIFICANCE

The house is architecturally significant as an early Rockville example of the popularized English Arts and Craft / Tudor Revival style. Of particular interest are its roofing details and its asymmetric massing. It is also historically significant as a vestige of the original subdivision of

Margaret J. Beall's land to her Dawson relatives. Dr. and Mrs. Gilbert V. Hartley originally bought the land in 1924, after the last Dawson to own it was foreclosed upon. It was occupied by one family only, the Hartleys, and served as Dr. Hartley's medical office when he was in private practice. Aside from practicing general medicine, Dr. Hartley was also the physician for the County Almshouse. Later he worked for the U.S. Post Office. Dr. Hartley's second wife, Estelle, was active in Rockville civic affairs.

Dr. Gilbert V. Hartley (born 6/24/1894) came to Rockville in 1920, at which time he was one of five practicing physicians in the town. He and his wife Brunetta first rented an apartment over the Rockville post office and later on Monroe Street after he went into practice for himself. They built the house at 103 Forest Avenue in 1925. Aside from his general medical practice, Dr. Hartley was also the on call physician for the Montgomery County Almshouse, from the 1930s to 1950s.¹

Brunetta ter Linden Hartley was born December 12, 1895 and died on February 4, 1936. She is buried in Rockville Cemetery.² In 1938, Gilbert Hartley, widower, transferred the Forest Avenue property to his son John Gilbert ter Linden Hartley, reserving a life tenancy for himself.³ Dr. Hartley gave up his private medical practice after Brunetta's death. He later married Estelle Ricketts. In Rockville, she was active in civic associations, including being president of the Woman's Club. She died in 1966, survived by Dr. Hartley and his son, Dr. John Gilbert Hartley of Vienna Va. Dr. Gilbert Hartley died June 25, 1977, in Rockville, and was buried in Parklawn Cemetery, where Estelle Hartley is also buried.⁴

Joan Hartley, daughter-in-law of Dr. Gilbert Hartley and wife of Dr. John Gilbert Hartley of Virginia (present owner of the house)⁵ recounted a family story that an independent builder built the house between 1924-1925. Her husband, John Hartley, was born (c. 1927) in the house.⁶

The house has been used by John Hartley since Dr. Hartley's death.⁷

¹ Transcript of oral history of Dr. Hartley taken 11/5/1975 by Eileen McGuckian, MCHS oral history files.

² MCHS cemetery card files.

³ 711/186,187, 9/26/38, through George Spates.

⁴ MCHS biography vertical files.

⁵ Interview by Jennifer Kaye, recounted to Gail Littlefield on 6/29/02.

⁶ Jennifer Kaye telephone interview by author, 6/29/02; Kaye email, 4/24/02. z

⁷ Ibid.

Maryland Historical Trust

Maryland Inventory of

Historic Properties Form

Inventory No.

1. Name of Property

(indicate preferred name)

historic Dr. Gilbert and Brunetta Hartley House

other

2. Location

street and number 103 Forest Avenue

___ not for publication

city, town Rockville

___ vicinity

county Montgomery

3. Owner of Property

(give names and mailing addresses of all owners)

name G. V. and J. G. T. Hartley (NB, G. V. Hartley is deceased)

street and number 107 Forest Avenue

telephone

city, town Rockville

state Md

zip code 20850

4. Location of Legal Description

courthouse, registry of deeds, etc.

Montgomery Co.

liber 711

folio 187

city, town Rockville

tax map GR33

tax parcel

tax ID number 0400159172

5. Primary Location of Additional Data

___ Contributing Resource in National Register District

___ Contributing Resource in Local Historic District

___ Determined Eligible for the National Register/Maryland Register

___ Determined Ineligible for the National Register/Maryland Register

___ Recorded by HABS/HAER

___ Historic Structure Report or Research Report at MHT

___ Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
___ district	___ public	___ agriculture	___ landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	___ commerce/trade	___ recreation/culture	<u>2</u>	___ buildings
___ structure	___ both	___ defense	___ religion	___	___ sites
___ site		<input checked="" type="checkbox"/> domestic	___ social	___	___ structures
___ object		___ education	___ transportation	___	___ objects
		___ funerary	___ work in progress	___	___ Total
		___ government	___ unknown		
		___ health care	<input checked="" type="checkbox"/> vacant/not in use	Number of Contributing Resources	
		___ industry	___ other:	previously listed in the Inventory	

7. Description

Inventory No.

Condition

☐ excellent ☐ deteriorated
☒ good ☐ ruins
☐ fair ☐ altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

SUMMARY

The Hartley House at 103 Forest Avenue is an eclectic English/Tudor Revival style house, reflecting the early twentieth century artistic innovations of Picasso and Braque utilizing asymmetry, geometric construction, and spatial ambiguity. Its prominent gabled front block is off-center, balanced by flanking end-gabled blocks of slightly shorter stature. It exhibits both Classical and Arts and Crafts stylistic elements. The 6/6 windows and door casings are plain flat wood in the craftsman-style. The foundation of the house is rusticated ashlar-pattern concrete block; the foundation of the open side porch is rusticated cinder block piers. The roof of the main house is embossed metal shingle and the back porch roof is standing seam tin. The two-bay front-gabled garage (20 feet by 22 feet) is cinder block roofed with asphalt shingles. The only chimney is a prominent red-brick exterior chimney on the north facade of the house, surrounded by the porch roof. Siding is horizontal lapped wood boards.

The large deep corner lot has large trees and overgrown vegetation. There are red brick gateposts marking an asphalt drive that led to the doctor's office entry. The remnants of Dr. Hartley's lighted nameplate are evident on one gatepost. Vestiges of concrete and brick walkways remain.

The 100 block of Forest Avenue is characterized by large street and yard trees and asphalt street material with intermittent curbs and sidewalks. Number 103 is one of three 1 1/2 -story houses on the east side of the block. It is typical of the eclectic mix of styles and periods in the West Montgomery Avenue Historic District. Photos on the following pages show 103 Forest Avenue¹ and views of the neighborhood and environment.

DESCRIPTION

Lot 10, block 17, Beall's Subdivision, originally measured 115 feet along Forest Avenue, 201.89 feet on Harrison Street, 88.43 feet across the back, and 200 feet on its border with lot 9, totaling 20, 343 square feet, or a little under a half-acre. It now has a land area of 19,475 square feet.

¹ Photos by Harry Smith, Planner I, City of Rockville.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M

Name Dr. Gilbert and Brunetta Hartley House; 103 Forest Avenue

Continuati

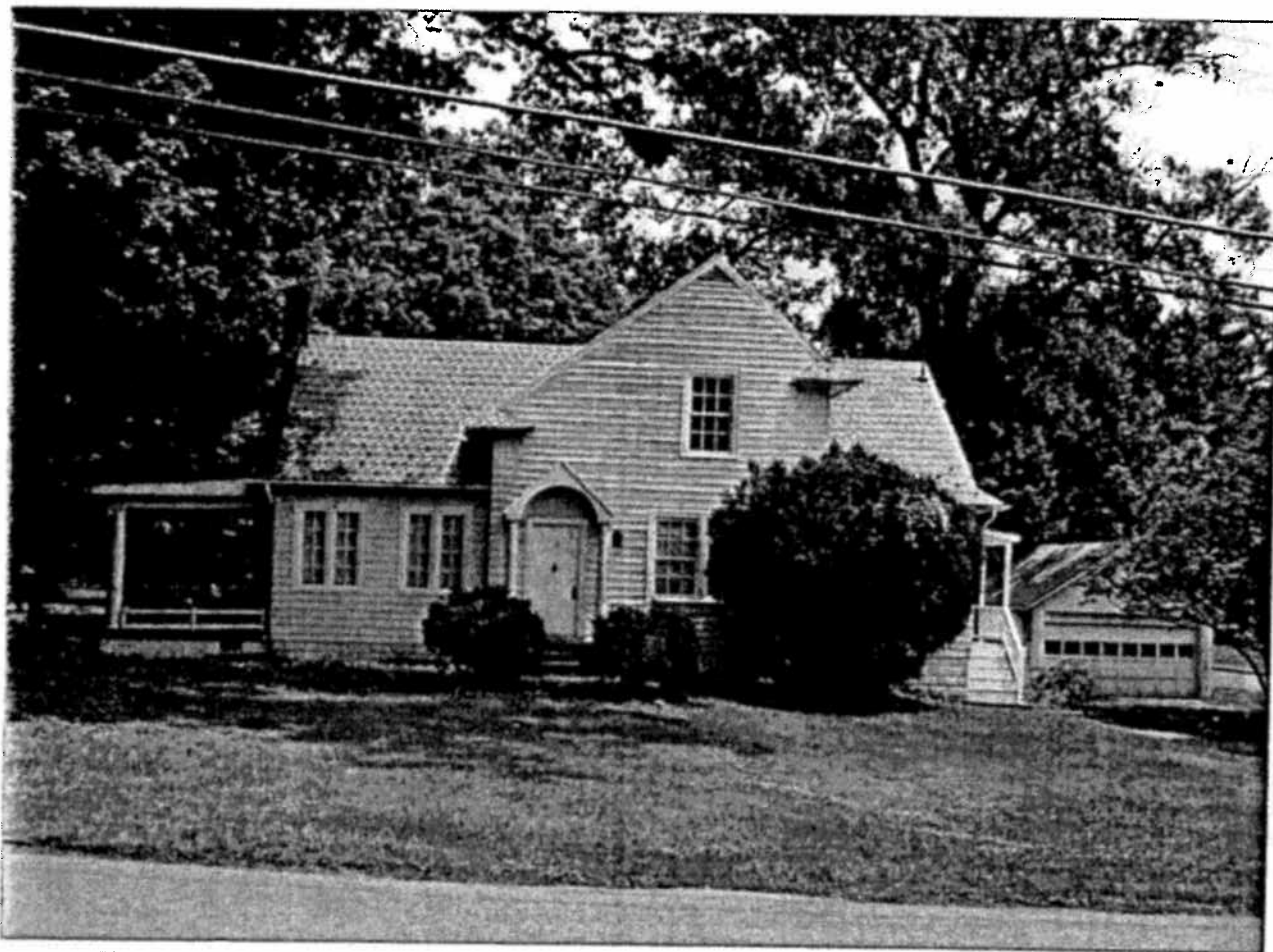
Number 7

Photo 1 103 Forest Avenue, West (front) Façade: Photo: Harry Smith, Planner July 2002

According to the Tax Assessor's worksheet, the asymmetrical front gabled entry block of the house measures 20 feet wide by 27 feet deep. As shown in photo 1, above, the front gabled block has a classical round arched pediment over the stoop supported by round classical columns to shelter the entry; a classical 8-panel front door; a single and pair of 6-over-6 double-hung windows, and a ventilation louver at the peak. There is a pair of small 8-light casement windows on the south elevation of the front block. Unusual returns on the lower edges of the front gable's two roof surfaces form small decorative hip roofs, suspended in the air at different levels.

The rectangular side gabled main blocks are also irregular. The north two bay 1-½ story block measures 13 feet across and 15 feet deep with a pair of 8-light casement windows in each bay. The one-bay south block is 10 feet wide and 24 feet deep, with a central pair of 8-light casement windows and is set back more than the left.

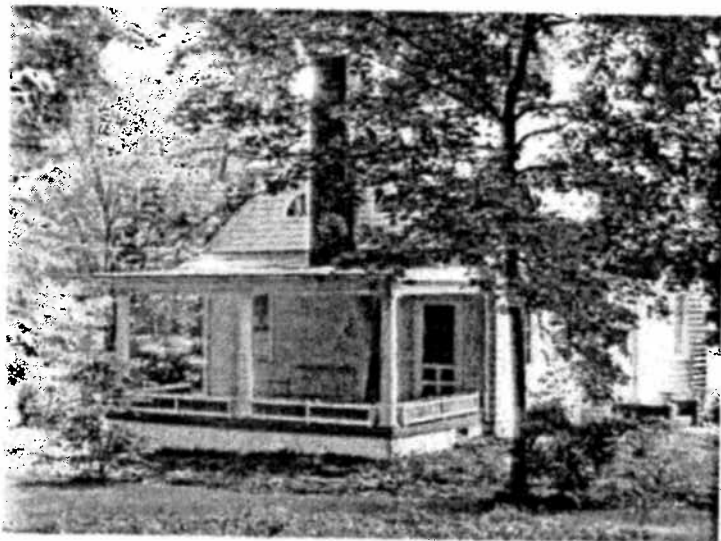
Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M

Name Dr. Gilbert and Brunetta Hartley House; 103 Forest Avenue

Continuation Sheet

Number 7 Page 2

A 10-foot deep open porch is attached to the north façade of the north block. Its shallow-pitched shed roof is supported by three round Doric-style columns. Low wood panel craftsman-style planter boxes mark the edge of the open porch. (See photo 2 left) The two-bay north block elevation reveals two quarter round classical fan windows on either side of the chimney. A 6/6 window is in the east bay and an exterior door in the west bay accesses the house from the porch.



The one-bay by two-bay south block (photo 3 and 4, above) shows a central pair of 8-light casement windows on the west (front) façade and two evenly spaced 6/6 windows on the east façade. The south façade has an attic gable with a central 6/6 window over a shallow pent roof. The two-bay first story has a pair of 6/6 windows in the east bay and an entry door in the west bay. The entry door is sheltered by a shallow-hipped shed-roofed porch accessed by a flight of wooden stairs. The posts and railings are square wooden posts with plain stick balusters. The open area beneath the porch and stairs is filled with horizontal latticework. This door served as the entrance to Dr. Hartley's medical practice.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M

Name Dr. Gilbert and Brunetta Hartley House; 103 Forest Avenue

Continuation Sheet

Number 7 Page 3

The east (rear) elevation is unsymmetrically massed as the front elevation. The two-bay by one-bay central rear gabled main block has a ventilation louver in the gable peak, a pair of 6/6 windows in the south bay of the second story and a smaller 6/6 window in the north bay, second story. There is a pair of small 8-light casement windows in the south elevation of the second story. The first story has a pair of 6/6 windows in the south bay and a shed-roofed screened porch supported by two concrete block piers (7 feet by 12 feet) sheltering two doorways in the north bay. The block has the same distinctive roof returns described for the front elevation. The rear elevation of the south block is set in slightly from the center block and shows two 6/6 windows. The north bay has a gabled roof dormer with one 6/6 window and two evenly spaced 6/6 windows on the east façade. There is a ramped double-door basement entry on the east side of the north block, as well as a cellar light.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name Dr. Gilbert and Brunetta Hartley House; 103 Forest Avenue

Continuation Sheet

Number 7 Page 4

The house at 103 Forest is similar in style to 119 Forest Avenue (top left), at the other end of the block, also an English/Tudor Revival. It shares the time period and asymmetry of 115 Forest (middle left), a 1-½-story bungalow.



These contrast with the slightly earlier four-square at 18 Forest (bottom left) and the Talbott-Abbe House, c. 1891, across the street at #100 Forest (below) both of which are in the historic district.



8. Significance

Inventory No.

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input checked="" type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates

Architect/Builder

Construction dates 1925

Evaluation for:

☐ National Register☒ Maryland Register☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

SIGNIFICANCE

The Hartley House at 103 Forest Avenue (1925) was the first house built on the intact east side of the 100 block of Forest Avenue.² That block consists of 5 houses built in the first half of the twentieth century. It faces the earlier west side of the 100 block, which is part of the local West Montgomery Avenue Historic District and listed on the National Register of Historic Places. The historic resources on the east side of the block, though not included in the current historic district, are consistent with the period and statement of significance of the West Montgomery Avenue Historic District designation.

The house is architecturally significant as an early Rockville example of the popularized English Arts and Craft / Tudor Revival style. Of particular interest are its roofing details and its asymmetric massing. It is also historically significant as a vestige of the original subdivision of Margaret J. Beall's land to her Dawson relatives. Dr. and Mrs. Gilbert V. Hartley originally bought the land in 1924, after the last Dawson to own it was foreclosed upon. It was occupied by one family only, the Hartleys, and served as the family home as well as Dr. Hartley's medical office. Aside from practicing general medicine on the second floor of the house, Dr. Hartley was also the physician for the County Almshouse. Dr. Hartley's second wife, Estelle, was a teacher in Montgomery County schools and active in Rockville civic affairs.

NARRATIVE

The Hartley House at 103 Forest Avenue sits on lot 10, block 17, of M. J. Beall's Subdivision of Part of Rockville, platted in 1893.³ Margaret J. Beall was one of the three unmarried daughters of Jane and Upton Beall who inherited what is now known as the Beall-Dawson House. The 67 ½ acre property extended in the mid-nineteenth century from North Adams Street to Forest Avenue and from

² Peerless Rockville, oral history, "Miss Lucy Smith talks about Forest Avenue, Rockville," by Laraine Gaddis, April 23, 1974.

³ Plat Book A, plat 10, August, 1893, surveyed by G. M. Anderson.

Maryland Historical Trust

Maryland Inventory of

Historic Properties Form

Inventory No. M

Name Dr. Gilbert and Brunetta Hartley House; 103 Forest Avenue

Continuation SheetNumber 8 Page 1

Darnestown Road to Martin's Lane. Margaret Beall became the sole owner of the property in 1870, following the deaths of her sisters, with whom she had shared the house. A cousin, Amelia Somerville, moved in, married John Lawrence Dawson, and raised a family of eight children there.⁴ One of those eight children was J. Lawrence Dawson, Jr., born in 1877.⁵

In 1897, Margaret Beall deeded to J. Lawrence Dawson, Jr., lot 10, block 17, for "\$50 and for love and affection."⁶ In 1902, Dawson transferred the lot to his wife Mabel Miller Dawson for "national (sic) love and affection."⁷ In 1916, Mabel M. Dawson (of Washington, DC, (no mention of J. Lawrence Dawson, Jr.) mortgaged the property for \$350 to the Second National Bank of Washington, Harry F. Smith, trustee.⁸ The bank foreclosed in 1921.⁹ The mortgage was assigned to William F. Prettyman, who sold the property at public auction on May 14, 1921, to Harry B. Smith for \$300.¹⁰ Harry B. and Luella Y. Smith and Prettyman transferred the lot to F. Barnard Welsh in August 1921.¹¹ In 1924, F. Barnard and Helen T. Welsh sold the lot to Gilbert V. and Brunetta Hartley.¹² The property still remains in the Hartley family.

Dr. Gilbert V. Hartley (born 6/24/1894) came to Rockville in 1920, at which time he was one of five practicing physicians in the town. He and his wife Brunetta first rented an apartment over the Rockville post office and later on Monroe Street after he went into practice for himself. They built the house at 103 Forest Avenue in 1925. Aside from his general medical practice, Dr. Hartley was also the on call physician for the Montgomery County Almshouse, from the 1930s to 1950s.¹³

Brunetta ter Linden Hartley was born December 12, 1895 and died on February 4, 1936. She is buried in Rockville Cemetery.¹⁴ In 1938, Gilbert Hartley, widower, transferred the Forest Avenue property to his son John Gilbert ter Linden Hartley, reserving a life tenancy for himself.¹⁵ Dr. Hartley later married Estelle Ricketts, a graduate of Towson State Teachers' College. She taught school in Montgomery County prior to working for the War Production Board and the Farm Credit Administration. She retired from the federal government in 1947. In Rockville, she was active in civic associations, including being president of the Woman's Club. She died in 1966, survived by Dr. Hartley, two sons from a previous marriage and "a son Dr. John Gilbert Hartley of Vienna Va." Dr. Gilbert Hartley died June 25, 1977, in Rockville, and was buried in Parklawn Cemetery, where Estelle Hartley is also buried.¹⁶

⁴ McGuckian, Eileen, Rockville, Portrait of a City, (Rockville, Md. 2001) at 28.

⁵ MCHS Dawson family file.

⁶ MC Land records JA58/463, 6/30/1897.

⁷ *Ibid* TD 24/15, 9/29/1902.

⁸ 259/462, 8/15/1916.

⁹ Equity #3760.

¹⁰ Equity Judgment Record PBR22/122, assignee's report, 5/17/21.

¹¹ 308/402, 8/7/21.

¹² 362/91, 10/3/24.

¹³ Transcript of oral history of Dr. Hartley taken 11/5/1975 by Eileen McGuckian, MCHS oral history files.

¹⁴ MCHS cemetery card files.

¹⁵ 711/186,187, 9/26/38, through George Spates.

¹⁶ MCHS biography vertical files.

Maryland Historical Trust

Maryland Inventory of

Historic Properties Form

Inventory No. M

Name Dr. Gilbert and Brunetta Hartley House; 103 Forest Avenue

Continuation SheetNumber 8 Page 2

Joan Hartley, daughter-in-law of Dr. Gilbert Hartley and wife of Dr. John Gilbert Hartley of Virginia (present owner of the house) ¹⁷ recounted a family story that an independent builder built the house between 1923-24. The design was based upon a photo Dr Hartley's wife saw in a magazine. Dr. Hartley ran his practice from the second floor, which was accessed from the stairs on the right side of the house. The Hartley's son John was born (c. 1927) in the kitchen sink, the same one that is there now. ¹⁸

The house has not been occupied since Dr. Hartley's death, and has suffered from neglect and possible water damage, with some windows having been left open. The Hartleys' furniture is still *in situ*. Dr. and Mrs. John Hartley are presently painting and repairing the house in preparation for an estate sale of the contents and sale/disposition of the property. ¹⁹

As described in Section 7, the Hartley House is an eclectic English/Tudor Revival style 1920s house. The steeply pitched, off-center main block reflects its Tudor origins, while its casement windows and flat trim nod to the Craftsman tradition. The front paneled door, 6-over-6 windows, columns, and front stoop hood reflect classical origins. It anchors the prominent corner of Harrison Street and Forest Avenue, just off W. Montgomery Avenue.

The Hartley House has significance as a part of the early growth and urban plan of Rockville, deriving from the holdings of a prominent Rockville family, the Bealls. It is also historically significant as the long-time home and medical office of Dr. Hartley and his family. It is architecturally significant as an unaltered early structure in the Beall Subdivision of Rockville. Its style, while eclectic, has unusual details and is consistent with the varied nature of the architecture in the W. Montgomery Avenue Historic District. It is an important part of the landscape and streetscape of Forest Avenue, whose corner with Harrison Street it has anchored since 1925.

¹⁷ Interview by Jennifer Kaye, recounted to Gail Littlefield on 6/29/02.

¹⁸ Jennifer Kaye telephone interview by author, 6/29/02; Kaye email, 4/24/02. z

¹⁹ Ibid.

9. Major Bibliographical References

Inventory No. _____

Land, Will and Plat Records of Montgomery County, Maryland. Eileen McGuckian, Rockville: Portrait of a City, Providence House Publishers, 2001. Montgomery County Historical Society files on Dawson Family, Hartley biography, and cemetery records. Oral History of Dr. Hartley taken by Eileen McGuckian, 1975. Tax Assessor Records. Interview with Jennifer Kaye by Gail Littlefield June 2002.

10. Geographical Data

Acreage of surveyed property _____ 19,475 square feet _____

Acreage of historical setting _____

Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Lot 10, Block 17, Beall's Subdivision

11. Form Prepared by

name/title	Patricia Littlefield, Historical Consultant (research also by Will Leventer for Peerless Rockville)		
organization	contractor for	City of Rockville, MD	date July, 2002
street & number	PO Box 463		telephone 301 990 6567
city or town	Washington Grove, Md 20880		state MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

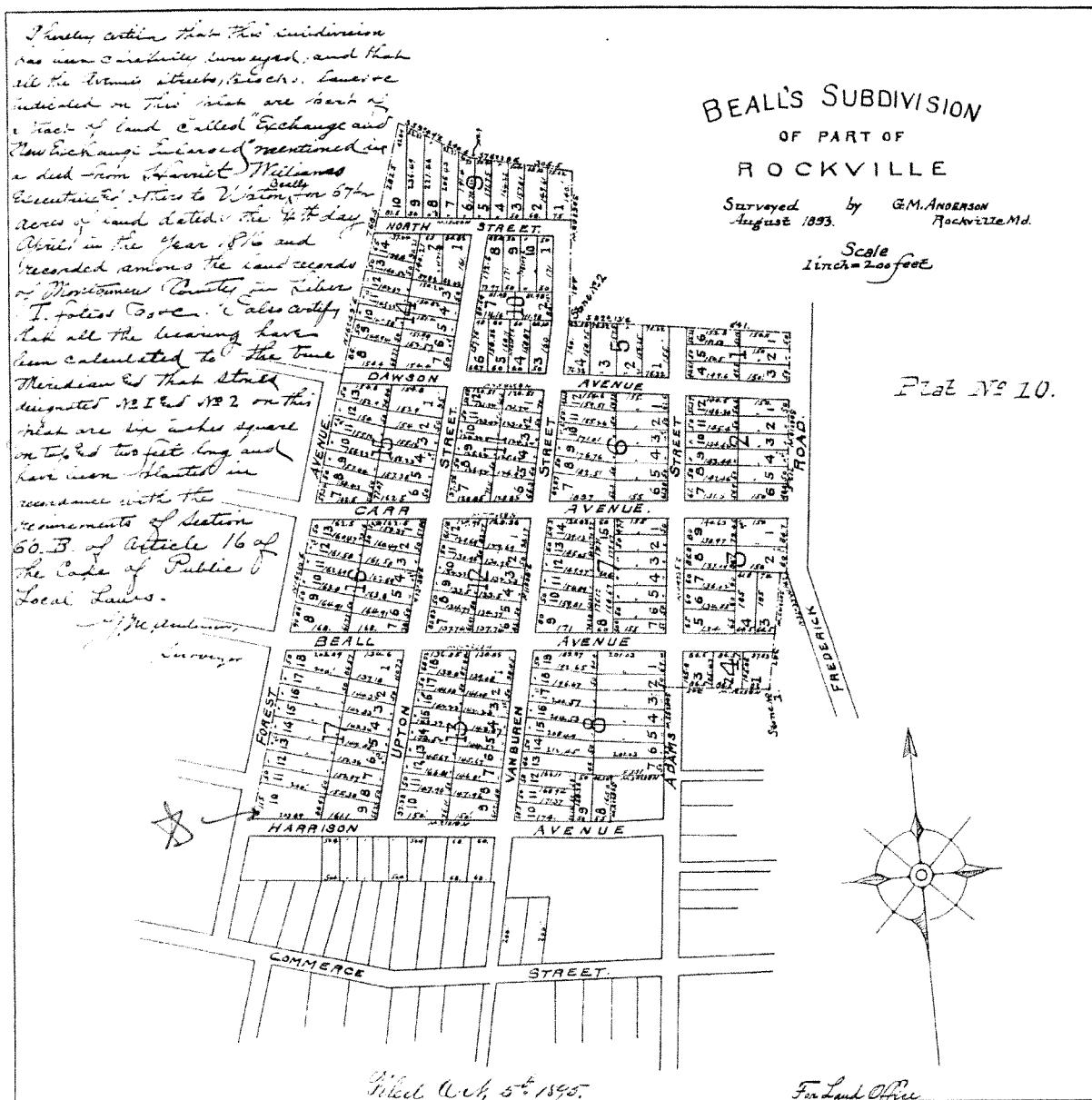
Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M

Name Dr. Gilbert and Brunetta Hartley House: 103 Forest Avenue

Continuation Sheet

Number 9 Page 1



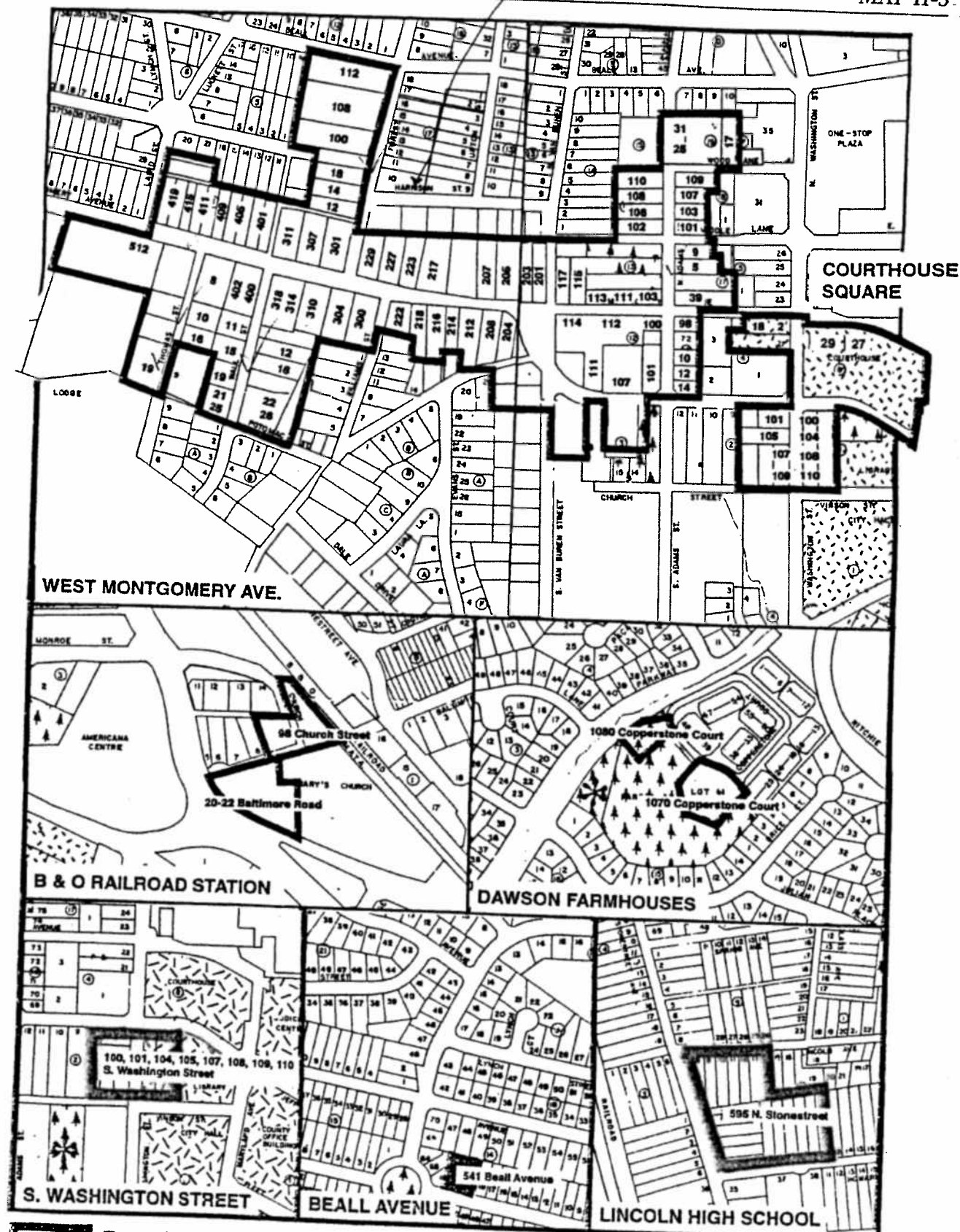
50 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60


Maryland State Archives

01

HISTORIC DISTRICT ADDRESSES

MAP H-3



 Rockville Historic Districts

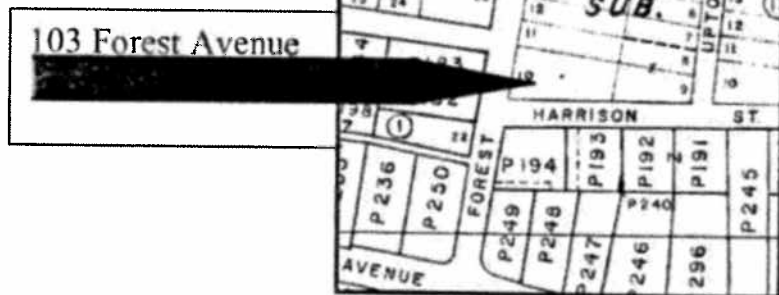
B - 22

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
HISTORIC DESIGNATION EVALUATION**

STAFF ANALYSIS

103 Forest Avenue

**August 20, 2002
MEETING NO. 8-02**



SUBJECT: The Dr. Gilbert V. and Brunetta Hartley House

LOCATION: 103 Forest Avenue, Lot 10, Block 17 Beall's Subdivision

SIZE: 19,475 square feet

OWNER: John G.T. Hartley

MEETING DATE: 7/16/02, continued to 8/20/02

STAFF RECOMMENDATION: Staff recommends that 103 Forest Avenue be found eligible for designation as a single site (Landmark) Rockville Historic District in accordance with the adopted criteria.

EVALUATION PROCESS

Notices of the HDC evaluation were sent via first class mail to adjacent and confronting property owners, Citizen's Associations and other interested parties on July 10, 2002. The agenda for the evaluation meeting was also posted on the city's web page and the property was posted.

BACKGROUND

The house at 103 Forest Avenue was co-nominated for historic designation by a neighbor, Thomas Moore, and Peerless Rockville. The Maryland Historical Trust Historic Site Inventory Form (MHT form) was prepared by consultant Gail Littlefield who stated that the house is architecturally significant as an early Rockville example of the popularized English Arts and Craft/Tudor Revival style. Of particular interest are its roofing details and its asymmetric massing. It is also historically significant as a vestige of the original subdivision of Margaret J. Beall's land to her Dawson relatives. Dr. and Mrs. Gilbert V. Hartley originally bought the land in 1924, after the last Dawson to own it was foreclosed upon. It was occupied by one family only, the Hartleys, and served as Dr. Hartley's medical office when he was in private practice. Aside from practicing general medicine, Dr. Hartley was also the physician for the County Almshouse. Dr. Hartley's second wife, Estelle, was active in Rockville civic affairs.

The house is unique to Rockville and perhaps to Montgomery County for its 1920s "modern" interpretation of a traditional Tudor or Arts and Crafts tradition in its asymmetry, geometric

103 Forest Avenue Staff Analysis
August 13, 2002

Page 2

construction, and spatial ambiguity. Its prominent gabled front block is off-center, balanced by flanking end-gabled blocks of slightly shorter stature. This is also evident in the irregular window size and nontraditional placement. Family tradition credits the house design to the taste of Brunetta Hartley and the construction to local builder Harry Howe. The house has not been altered and is in excellent structural condition.

Dr. Gilbert V. Hartley (born 6/24/1894) came to Rockville in 1920, at which time he was one of five practicing physicians in the town. He and his wife Brunetta first rented an apartment over the Rockville post office and later on Monroe Street after he went into practice for himself. They built the house at 103 Forest Avenue in 1925. Aside from his general medical practice, Dr. Hartley was also the on call physician for the Montgomery County Almshouse, from the 1930s to 1950s.¹ Later he worked for the U.S. Post Office.

Brunetta ter Linden Hartley was born December 12, 1895 and died on February 4, 1936. She is buried in Rockville Cemetery.² In 1938, Gilbert Hartley, widower, transferred the Forest Avenue property to his son John Gilbert ter Linden Hartley, reserving a life tenancy for himself.³ Dr. Hartley gave up his private medical practice after Brunetta's death. He later married Estelle Ricketts. She was active in civic associations, including being president of the Woman's Club. She died in 1966, survived by Dr. Hartley and his son and daughter-in-law. Dr. Gilbert Hartley died June 25, 1977, in Rockville, and was buried in Parklawn Cemetery, where Estelle Hartley is also buried.⁴

The house has been used by John Hartley since Dr. Hartley's death.⁵

SUMMARIES OF COMMENTS ON 103 FOREST AVENUE ON JULY 16, 2002:

Joan Hartley, of 1700 Jumper Court in Vienna, Virginia, introduced herself as the wife of John G. Hartley, owner of the house. She corrected the MHT form and said that the house is really two full stories. She said that the interior has a wonderful charm, which exceeds that of the exterior. She added that the house has not been modernized in any way. The kitchen has the original linoleum floor and no cabinets. The bathroom is original. There is no washer or dryer and the house needs a substantial amount of work. Mrs. Hartley said that the house presents many problems for anyone who would want to live a modern life there. Mrs. Hartley said that the first she had heard about this hearing was from a sign posted at the site. Staff apologized and said that notices had been sent to an address retrieved from state tax data that was incorrect.

Mr. John Hartley stated that he has been living at 103 Forest Avenue on and off for 23 years. He said that the first version of the MHT report is inaccurate in that his father's medical office was on the first floor rather than the second floor; the dimensions and materials used in the house were inaccurate; and some of the family history was wrong. Mr. Hartley said that the house is not currently on the market, although he has received some offers. Mr. Hartley opposed historic designation. He said the house is not historic and he does not want to make it historic because he does not want anyone else putting restrictions on it.

¹ Transcript of oral history of Dr. Hartley taken 11/5/1975 by Eileen McGuckian, MCHS oral history files.

² MCHS cemetery card files.

³ 711/186,187, 9/26/38, through George Spates.

⁴ MCHS biography vertical files.

⁵ Ibid.

103 Forest Avenue Staff Analysis
August 13, 2002

Page 3

Thomas Moore, 11 Forest Avenue, co-nominator, stated that he lives directly across from the subject property. He said the house at 103 Forest Avenue is an important part of the streetscape. He has received many inquiries from passersby about possible sale of the house and interest in purchasing it. Mr. Moore said that he believes the house meets the historic designation criteria and is an excellent component of the neighborhood.

Eileen McGuckian, representing Peerless Rockville and co-nominator, also stated that the property meets the architectural and cultural criteria and that it is an architectural gem. She said that its eligibility is strengthened by the unchanged nature of the house. She said that she had had the pleasure of interviewing Dr. Gilbert Hartley and she hoped that the second generation of Hartleys would continue to preserve the property. Ms. McGuckian encouraged the HDC to vote favorably for recommending designation. She added that preservation concerns in the 1970s were almost entirely confined to preserving 19th century structures and now it is considered important to look at the 20th century. She said Peerless Rockville and other organizations are doing research to find ways to add to existing districts and create new ones.

William Jacob, 112 Forest Avenue, spoke in favor of historic designation for the 103 Forest Avenue house. He feels it is a very important part of the streetscape and a very interesting house. He said that his house is also in the district and he has not found the HDC process to be restrictive. He remarked that it enhances the value of the house and the neighborhood. He said that the old houses are unique resources for the City and do a lot to strengthen the community. Mr. Jacob told the Hartleys that they are actually lucky that nothing has been done to modernize their house because he has spent a great deal of time undoing poorly crafted "improvements" to his own house.

Robert Manning, 106 North Van Buren Street, stated that he lives in a house of comparable age to 103 Forest Avenue. He wanted to know what triggered this evaluation and expressed concern that someone's home could be nominated and designated historic without the owner's consent. Co-nominator Thomas Moore said that this particular nomination resulted from rumors that the property might be for sale and that there was interest in razing the house and subdividing the lot to allow for more houses. Mr. Hartley responded that the City would only allow two lots at the most.

Don Hadley, 215 Harrison Street, stated that he is a contiguous neighbor to 103 Forest Avenue. He said that he has also received many comments from people who are interested in buying the house. He said that he has respect for his neighbors' rights and he is concerned about government intervention, but he is also concerned that the house could be torn down by a developer and as many as three new lots created. He said that this would be possible for the 19,450 square foot lot in the R-60 zone. Mr. Hadley said that large new houses on tight lots on that block would be detrimental to the neighborhood.

Jennifer Kaye, 100 Forest Avenue, favored designation. She said that the fine for demolishing a house in Rockville is too small and needs to be increased.

No additional comments were submitted prior to the closing of the record at the close of business on August 1, 2002.

FINDINGS AND CONCLUSION:

Staff concurs with the nominators and letter of support from Peerless Rockville that 103 Forest Avenue meets the criteria for designation as a single site local historic district by the City of Rockville. Staff regrets the errors in the initial inventory form, but has corrected and added to it with information supplied by Mr. and Mrs. Hartley.

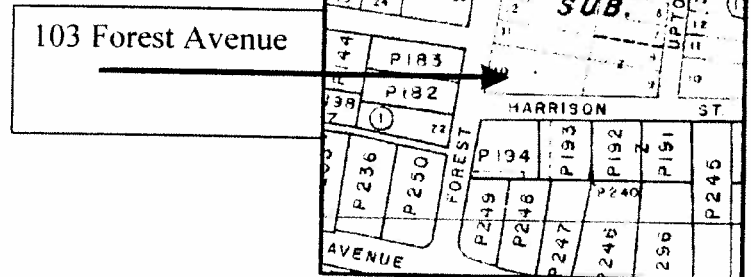
The neighborhood is in favor of designation as an asset to the area. The Hartleys are opposed to the designation, primarily for the additional oversight and potential restrictions. This objection is based on current and future residential use of the property and its prospects for future sale. The Hartleys also did not have complete information on the pros and cons of historic designation. Staff has discussed these concerns with the Harleys and concluded that historic designation, although it does add an additional layer of review, would not prevent the Hartleys or subsequent owners from improving and modernizing the property for residential use. Properly designed additions have been constructed on most houses in the historic district to add family rooms and modern conveniences. State tax credits would pay 20% of the upgrades to the kitchen, bathrooms and utility systems as well as for maintenance, and the County will credit 10% of exterior maintenance to property taxes owed. Tax credits generally help in improving a historic house and are a desirable selling point for those who wish to purchase a little altered period home and rehabilitate it to their taste. However, Mr. and Mrs. Hartley are correct that the HDC would not encourage subdivision of the property or destruction of the house.

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
HISTORIC DESIGNATION EVALUATION**

STAFF ANALYSIS

103 Forest Avenue

**September 19, 2002
MEETING NO. 9-02**



SUBJECT: The Dr. Gilbert V. and Brunetta Hartley House
LOCATION: 103 Forest Avenue, Lot 10, Block 17 Beall's Subdivision
SIZE: 19,475 square feet
OWNER: John G.T. Hartley
MEETING DATE: 7/16/02, continued to 9/19/02

STAFF RECOMMENDATION: Staff recommends that 103 Forest Avenue be found eligible for designation as a single site (Landmark) Rockville Historic District in accordance with the adopted criteria.

EVALUATION PROCESS

Notices of the HDC evaluation were sent via first class mail to adjacent and confronting property owners, Citizen's Associations and other interested parties on July 10, 2002. The agenda for the evaluation meeting was also posted on the city's web page and the property was posted.

BACKGROUND

The house at 103 Forest Avenue was co-nominated for historic designation by a neighbor, Thomas Moore, and Peerless Rockville. The Maryland Historical Trust Historic Site Inventory Form (MHT form) was prepared by consultant Gail Littlefield, who stated that the house is architecturally significant as an early Rockville example of the popularized English Arts and Craft/Tudor Revival style. Of particular interest are its roofing details and its asymmetric massing. It is also historically significant as a vestige of the original subdivision of Margaret J. Beall's land to her Dawson relatives. It is associated with the Hartley family. Dr. and Mrs. Gilbert V. Hartley originally bought the land in 1924, after the last Dawson to own it was foreclosed upon. It was occupied by one family only, the Hartleys, and served as Dr. Hartley's medical office when he was in private practice. Dr. Hartley's wife, Brunetta, selected the design for the house and assisted him in the establishment of the medical practice. She died in 1936. Aside from practicing general medicine, Dr. Hartley was also the physician for the County Almshouse. Dr. Hartley's second wife, Estelle, was active in Rockville civic affairs.

103 Forest Avenue Staff Analysis
September 4, 2002

Page 2

The house is unique to Rockville and perhaps to Montgomery County for its 1920s "modern" interpretation of a traditional Tudor or Arts and Crafts tradition in its asymmetry, geometric construction, and spatial ambiguity. Its prominent gabled front block is off-center, balanced by flanking end-gabled blocks of slightly shorter stature. This is also evident in the irregular window size and nontraditional placement. Family tradition credits the house design to the taste of Brunetta Hartley and the construction to local builder Harry Howe. The house has not been altered and is in excellent structural condition.

Dr. Gilbert V. Hartley (born 6/24/1894) came to Rockville in 1920, at which time he was one of five practicing physicians in the town. He and his wife Brunetta first rented an apartment over the Rockville post office and later on Monroe Street after he went into practice for himself. They built the house at 103 Forest Avenue in 1925. Aside from his general medical practice, Dr. Hartley was also the on-call physician for the Montgomery County Almshouse, from the 1930s to 1950s.¹ Later he worked for the U.S. Post Office.

Brunetta ter Linden Hartley was born December 12, 1895 and died on February 4, 1936. She is buried in Rockville Cemetery.² In 1938, Gilbert Hartley, widower, transferred the Forest Avenue property to his son John Gilbert ter Linden Hartley, reserving a life tenancy for himself.³ Dr. Hartley gave up his private medical practice after Brunetta's death. He later married Estelle Ricketts. She was active in civic associations, including being president of the Woman's Club. She died in 1966, survived by Dr. Hartley and his son and daughter-in-law. Dr. Gilbert Hartley died June 25, 1977, in Rockville, and was buried in Parklawn Cemetery, where Estelle Hartley is also buried.⁴

The house has been used by John Hartley since Dr. Hartley's death.⁵

SUMMARIES OF COMMENTS ON 103 FOREST AVENUE ON JULY 16, 2002:

Joan Hartley, of 1700 Jumper Court in Vienna, Virginia, introduced herself as the wife of John G. Hartley, owner of the house. She corrected the MHT form and said that the house is really two full stories. She said that the interior has a wonderful charm, which exceeds that of the exterior. She added that the house has not been modernized in any way. The kitchen has the original linoleum floor and no cabinets. The bathroom is original. There is no washer or dryer and the house needs a substantial amount of work. Mrs. Hartley said that the house presents many problems for anyone who would want to live a modern life there. Mrs. Hartley said that the first she had heard about this hearing was from a sign posted at the site. Staff apologized and said that notices had been sent to an address retrieved from state tax data that was incorrect.

Mr. John Hartley stated that he has been living at 103 Forest Avenue on and off for 23 years. He said that the first version of the MHT report is inaccurate in that his father's medical office was on the first floor rather than the second floor; the dimensions and materials used in the house were inaccurate; and some of the family history needed to be corrected. Mr. Hartley said that the house is not currently on the market, although he has received some offers. Mr. Hartley opposed historic designation. He said the house is not

¹ Transcript of oral history of Dr. Hartley taken 11/5/1975 by Eileen McGuckian, MCHS oral history files.

² MCHS cemetery card files.

³ 711/186,187, 9/26/38, through George Spates.

⁴ MCHS biography vertical files.

⁵ Ibid.

103 Forest Avenue Staff Analysis
September 4, 2002

Page 3

historic and he does not want to designate it as historic because he does not want anyone else putting restrictions on it.

Thomas Moore, 11 Forest Avenue, co-nominator, stated that he lives directly across from the subject property. He said the house at 103 Forest Avenue is an important part of the streetscape. He has received many inquiries from passersby about possible sale of the house and interest in purchasing it. Mr. Moore said that he believes the house meets the historic designation criteria and is an excellent component of the neighborhood.

Eileen McGuckian, representing Peerless Rockville and co-nominator, also stated that the property meets the architectural and cultural criteria and that it is an architectural gem. She said that its eligibility is strengthened by the unchanged nature of the house. She said that she had had the pleasure of interviewing Dr. Gilbert Hartley and she hoped that the second generation of Hartleys would continue to preserve the property. Ms. McGuckian encouraged the HDC to vote favorably for recommending designation. She added that preservation concerns in the 1970s were almost entirely confined to preserving 19th century structures and now it is considered important to look at the 20th century. She said Peerless Rockville and other organizations are doing research to find ways to add to existing districts and create new ones.

William Jacob, 112 Forest Avenue, spoke in favor of historic designation for the 103 Forest Avenue house. He feels it is a very important part of the streetscape and a very interesting house. He said that his house is also in the district and he has not found the HDC process to be restrictive. He remarked that it enhances the value of the house and the neighborhood. He said that the old houses are unique resources for the City and do a lot to strengthen the community. Mr. Jacob told the Hartleys that they are actually lucky that nothing has been done to modernize their house because he has spent a great deal of time undoing poorly crafted "improvements" to his own house.

Robert Manning, 106 North Van Buren Street, stated that he lives in a house of comparable age to 103 Forest Avenue. He wanted to know what triggered this evaluation and expressed concern that someone's home could be nominated and designated historic without the owner's consent. Co-nominator Thomas Moore said that this particular nomination resulted from rumors that the property might be for sale and that there was interest in razing the house and subdividing the lot to allow for more houses. Mr. Hartley responded that the City would only allow two lots at the most.

Don Hadley, 215 Harrison Street, stated that he is a contiguous neighbor to 103 Forest Avenue. He said that he has also received many comments from people who are interested in buying the house. He said that he has respect for his neighbors' rights and he is concerned about government intervention, but he is also concerned that the house could be torn down by a developer and as many as three new lots created. He said that this would be possible for the 19,450 square foot lot in the R-60 zone. Mr. Hadley said that large new houses on tight lots on that block would be detrimental to the neighborhood.

Jennifer Kaye, 100 Forest Avenue, favored designation. She said that the fine for demolishing a house in Rockville is too small and needs to be increased.

No additional comments were submitted prior to the closing of the record at the close of business on August 1, 2002.

103 Forest Avenue Staff Analysis
September 4, 2002

Page 4

FINDINGS AND CONCLUSION:

Staff concurs with the nominators and letter of support from Peerless Rockville that 103 Forest Avenue meets the criteria for designation as a single site local historic district by the City of Rockville. Staff regrets the errors in the initial inventory form, but has corrected it and added the information supplied by Mr. and Mrs. Hartley. The corrected form is on the City web site.

The neighborhood is in favor of designation as an asset to the area. The Hartleys are opposed to the designation, primarily for the additional oversight and potential restrictions, which could impact current and future residential use of the property and its prospects for future sale. The Hartleys did not have complete information on the pros and cons of historic designation before the first HDC meeting in July. Staff has discussed these concerns with the Harleys and concluded that historic designation, although it does add an additional layer of review, would not prevent the Hartleys or subsequent owners from improving and modernizing the property for residential use. Properly designed additions have been constructed on most houses in the historic district to add family rooms and modern conveniences. State tax credits would pay 20% of the upgrades to the kitchen, bathrooms and utility systems as well as for maintenance, and the County will credit 10% of exterior maintenance to property taxes owed. Tax credits generally help in improving a historic house and are a desirable selling point for those who wish to purchase a little altered period home and rehabilitate it to their taste.

The HDC does not encourage subdivision of historic properties or destruction of historic resources and any subdivision application would also be subject to other Rockville regulations and laws. Subdivision of the property would require review by the HDC and compliance with Section 25-749(6), which requires the average lot area and lot frontage of lots within 500 feet to be maintained. This provision is likely to restrict the subdivision of the property. If designated, any request for demolition must be approved by the HDC.

**CITY OF ROCKVILLE
HISTORIC DISTRICT COMMISSION
MINUTES**

Tuesday, July 16, 2002
Meeting No. 07-2002

The City of Rockville Historic District Commission convened in regular session in the Mayor and Council Chambers, Rockville City Hall, 111 Maryland Avenue, at 7:10 PM

PRESENT
Elizabeth Rodgers, Chair
Andrea Hartranft
Jeff Broadhurst

Staff: Judy Christensen, Preservation Planner; Cindy Kebba, Planner II

Absent: Craig Moloney, Commissioner

I. APPROVAL OF MINUTES

June 18, 2002 (Meeting No. 06-2002)

MOTION: Commissioner Broadhurst moved to approve the minutes of June 18, 2002. Commissioner Hartranft seconded the motion.

VOTE: 4-0

C. 103 Forest Avenue

Planner Christensen said that this property was co-nominated for historic designation by Peerless Rockville and a neighbor, Thomas H. Moore, who lives at 11 Forest Avenue. She stated that this evaluation had been properly advertised and that this portion of the HDC evaluation was to take information on the property and allow public testimony. A consultant produced a site survey inventory form which was corrected by owners, Mr. and Mrs. John Hartley.

Ms. Christensen said that the Dr. Gilbert and Brunetta Hartley House at 103 Forest Avenue is an eclectic English/Tudor Revival style 1920s house. The front paneled door, 6-over-6 windows, columns, and front pedimented porch reflect classical origins. It also reflects the early twentieth century artistic innovations of Picasso and Braque utilizing asymmetry, geometric construction, and spatial ambiguity. Its prominent gabled front block is off-center, balanced by flanking end-gabled blocks of slightly shorter stature. The 6/6 windows and door casings are plain flat wood in the craftsman-style. The roof of the main house is patterned metal shingles and the back porch roof is standing seam tin. The two-bay front-gabled garage (20 feet by 22 feet) is roofed with asphalt shingles. The only chimney is a prominent red-brick exterior chimney on the north facade of the house, surrounded by the porch roof. Siding is horizontal lapped wood clapboards. It anchors the prominent corner of Harrison Street and Forest Avenue, just off West Montgomery Avenue.

The house is architecturally significant as an early Rockville example of the popularized English Arts and Craft / Tudor Revival style. Of particular interest are its roofing details and its asymmetric massing. It is also historically significant as a vestige of the original subdivision of Margaret J. Beall's land to her Dawson relatives. Dr. and Mrs. Gilbert V. Hartley originally bought the land in 1924, after the last Dawson to own it was foreclosed upon. It was occupied by one family only, the Hartleys, and served as Dr. Hartley's medical office when he was in private practice. Aside from practicing general medicine, Dr.

Hartley was also the physician for the County Almshouse, from the 1930s to 1950s. Later he worked as a physician for the U.S. Post Office.

Dr. Gilbert V. Hartley (born June 24, 1894) came to Rockville in 1920, at which time he was one of five practicing physicians in the town. He and his wife Brunetta first rented an apartment over the Rockville post office and later on Monroe Street after he went into practice for himself. They built the house at 103 Forest Avenue in 1925. Brunetta picked out the design for the house from a magazine. Brunetta ter Linden Hartley was born December 12, 1895 and died on February 4, 1936. Dr. Hartley gave up his private medical practice after Brunetta's death. He later married Estelle Ricketts. She died in 1966, survived by Dr. Hartley and his son, Dr. John Gilbert Hartley of Vienna, Virginia. Dr. Gilbert Hartley died June 25, 1977.

Ms. Christensen stated that, according to Joan Hartley, daughter-in-law of Dr. Gilbert Hartley and wife of John Gilbert Hartley of Virginia (present owner of the house), an independent builder (Harry Howe) built the house between 1924-1925. Her husband, John Hartley, was born c. 1927 in the house. The house has been used by John Hartley since Dr. Hartley's death. Commissioner Rodgers asked if this property would be added to the West Montgomery Avenue Historic District if designated and Ms. Christensen replied that it would because it is contiguous to that district.

Joan Hartley, of 1700 Jumper Court in Vienna, Virginia, introduced herself as the wife of John G. Hartley, owner of the house. She corrected the MHT form and said that the house is really two full stories. She said that the interior has a wonderful charm which exceeds that of the exterior. She added that the house has not been modernized in any way. The kitchen has the original linoleum floor and no cabinets. The bathroom is original. There is no washer or dryer and the house needs a substantial amount of work. Mrs. Hartley said that the house presents many problems for anyone who would want to live a modern life there.

Mr. John Hartley stated that he has been living at 103 Forest Avenue on and off for 23 years. He said that the first version of the MHT report is inaccurate in that his father's medical office was on the first floor rather than the second floor; the dimensions and materials used in the house were inaccurate; and some of the family history was wrong.

Mr. Hartley said that the house is not currently on the market, although he has received some offers. He said the house is not historic and he does not want to make it historic because he does not want anyone else putting restrictions on it.

Mrs. Hartley said that the first she had heard about this hearing was from a sign posted at the site. Staff apologized and said that notices had been sent to an address retrieved from state data which was incorrect.

Thomas Moore, 11 Forest Avenue, co-nominator, stated that he lives directly across from the subject property and has lived there for five years. He said the house at 103 Forest Avenue is an important part of the streetscape. He has received many inquiries from passersby about possible sale of the house and interest in purchasing it. Mr. Moore said that he believes the house meets the historic designation criteria and is an excellent component of the neighborhood.

Eileen McGuckian, representing Peerless Rockville and co-nominator, also stated that the property meets the architectural and cultural criteria and that it is an architectural gem. She said that its eligibility is strengthened by the unchanged nature of the house. She said that she had had the pleasure of interviewing Dr. Gilbert Hartley and she hoped that the second generation of Hartleys would continue to preserve the property. Ms. McGuckian encouraged the HDC to vote favorably for recommending designation.

William Jacob, 112 Forest Avenue, spoke in favor of historic designation for the 103 Forest Avenue house. He feels it is a very important part of the streetscape and a very interesting house. He said that his house is also in the district and he has not found the HDC process to be restrictive. He remarked that it

enhances the value of the house and the neighborhood. He said that the old houses are unique resources for the City and do a lot to strengthen the community. Mr. Jacob told the Hartleys that they are actually lucky that nothing has been done to modernize their house because he has spent a great deal of time undoing poorly crafted "improvements" to his own house.

Robert Manning, 106 North Van Buren Street, stated that he lives in a house of comparable age to 103 Forest Avenue. He wanted to know what triggered this evaluation and expressed concern that someone's home could be nominated and designated historic without the owner's consent. Co-nominator Thomas Moore said that this particular nomination resulted from rumors that the property might be for sale and that there was interest in razing the house and subdividing the lot to allow for more houses. Mr. Hartley responded that the City would only allow two lots at the most.

Eileen McGuckian, Peerless Rockville, added that preservation concerns in the 1970s were almost entirely confined to preserving 19th century structures and now it is considered important to look at the 20th century. She said Peerless Rockville and other organizations are doing research to find ways to tack onto existing districts and create new ones. She said she expects a succession of nominations for designation to be made.

Don Hadley, 215 Harrison Street, stated that he is a contiguous neighbor to 103 Forest Avenue. He said that he has also received many comments from people who are interested in buying the house. He said that he has respect for his neighbors' rights and he is concerned about government intervention, but he is also concerned that the house could be torn down by a developer and as many as three new lots created. He said that this would be possible for the 19,450 square foot lot in the R-60 zone. Mr. Hadley said that large new houses on tight lots on that block would be detrimental to the neighborhood.

Jennifer Kaye, 100 Forest Avenue, said that the fine for demolishing a house in Rockville is too small and needs to be increased. Commissioner Hartranft said that the HDC was aware of that, agreed, and is working toward increasing the fine.

MOTION: Commissioner Neal Powell moved to hold the record open on the evaluation of 103 Forest Avenue for historical, architectural, or cultural significance until the close of business on August 1, 2002. Commissioner Broadhurst seconded the motion.

VOTE: 4-0

**CITY OF ROCKVILLE
HISTORIC DISTRICT COMMISSION
MINUTES**

Tuesday, August 20, 2002
Meeting No. 08-2002

The City of Rockville Historic District Commission convened in regular session in the Mayor and Council Chambers,
Rockville City Hall, 111 Maryland Avenue, at 7:08 PM
The next meeting of the Historic District Commission is September 19, 2002

PRESENT

Elizabeth Rodgers, Chair
Jeff Broadhurst Andrea Hartranft
Anita Neal-Powell Craig Moloney

Staff: Judy Christensen, Preservation Planner; Cindy Kebba, Planner II

I. APPROVAL OF MINUTES

July 16, 2002 (Meeting No. 07-2002)

MOTION: Commissioner Broadhurst moved to approve the minutes of July 16, 2002 as submitted. Commissioner Hartranft seconded the motion.

VOTE: 4-0 (Commissioner Moloney abstained)

After approval of the minutes, the Chairman Rodgers formally turned the gavel over to the new chair, Anita Neal Powell.

II. CONTINUATION OF THE EVALUATION FOR HISTORICAL, ARCHITECTURAL OR CULTURAL SIGNIFICANCE:

C. 103 Forest Avenue

Planner Christensen said that the owners could not be present tonight and requested that the continuation of the evaluation for this property be deferred to the next meeting.

MOTION: Commissioner Rodgers moved to defer the continuation of the evaluation of the property at 103 Forest Avenue for historical, architectural or cultural significance to the September HDC meeting. Commissioner Broadhurst seconded the motion.

VOTE: 4-0 (Commissioner Moloney abstained)

**CITY OF ROCKVILLE
HISTORIC DISTRICT COMMISSION
MINUTES**

Thursday, September 19, 2002
Meeting No. 09-2002

The City of Rockville Historic District Commission convened in regular session
in the Planning Conference Room,
Rockville City Hall, 111 Maryland Avenue, at 7:10 PM

PRESENT

Anita Neal-Powell, Chair
Jeff Broadhurst Craig Moloney
Andrea Hartranft

Staff: Judy Christensen, Preservation Planner; Cindy Kebba, Planner II
Absent: Beth Rodgers, Commissioner

I. APPROVAL OF MINUTES

August 20, 2002 (Meeting No. 08-2002)

Planner Christensen stated that the word "chapel", in reference to St. Mary's Church on page 9, should be written as "church". Commissioner Moloney corrected the minutes to reflect that he was the commissioner who brought up the placement of the fence at St. Mary's, not Commissioner Broadhurst (p. 9). Commissioner Powell asked that the word "Acting" be removed from the last sentence under item IV on page 9.

MOTION: Commissioner Broadhurst moved to approve the minutes of August 20, 2002, as corrected by staff and the HDC. Commissioner Hartranft seconded the motion.
VOTE: 4-0

II. EVALUATIONS FOR HISTORICAL, ARCHITECTURAL OR CULTURAL SIGNIFICANCE

103 Forest Avenue

The owners, Mr. and Mrs. John Hartley, of 1700 Jumper Court in Vienna, Virginia, were present at the meeting. Planner Christensen said that the Hartleys have brought the property up to code, and have no intention of demolishing or subdividing the property at this time. The Hartleys have not decided what to do with the property in the long term.

Planner Christensen summarized the staff report and stated that staff concurs with the nominators and letter of support from Peerless Rockville that 103 Forest Avenue meets the criteria for designation as a single site local historic district. She said that the property is unique. She said staff regrets the errors that were included in the initial inventory form but said they have been corrected. She said Mr. and Mrs. Hartley supplied additional information for the form. The corrected form is on the City's web site.

Planner Christensen said that the neighborhood is in favor of designation but the Hartleys are opposed because of the additional oversight required and potential restrictions, which they feel could affect the residential use of the property and its prospects for future sale. Ms. Christensen said that the Hartleys had incomplete information on the pros and cons of historic designation before the initial HDC evaluation in July. Staff discussed these concerns with the Hartleys and concluded that, although designation would add another layer of review, it would not prevent the owners from improving and modernizing the property for continued residential use. Properly designed additions have been constructed on many houses in the

historic district. County and State tax credits would be available to improve the house and would be a desirable selling point to potential buyers who were looking for a little altered period home to rehabilitate to their taste.

Planner Christensen stated that the HDC does not encourage subdivision of historic properties or destruction of historic resources. Any subdivision application would also be subject to other Rockville regulations and laws. Subdivision of the property would require review by the HDC and compliance with Section 25-749(6), which requires the average lot area and lot frontage of lots within 500 feet to be maintained. This provision is likely to restrict the subdivision of the property. If designated, any request for demolition must be approved by the HDC.

Mr. and Mrs. Hartley were present at the meeting with comments on the proposed designation.

MOTION: Commissioner Moloney moved to re-open the record on the evaluation of 103 Forest Avenue for historical, architectural, or cultural significance to include the comments made by the owners and others. Commissioner Broadhurst seconded the motion.

VOTE: 3-0 (Commissioner Hartranft absent for vote)

Mrs. Hartley said that they had started fixing up the house last spring and that the activity apparently caused much anxiety in the neighborhood. She said a neighborhood meeting was held but the Hartleys were not invited to attend, and the outcome was the nomination of the property for historic designation. A consultant for the City completed research on the history of the house, but the Hartleys were never contacted for information or verification. She said that Mr. Hartley grew up in the house and he would be the primary source of information. Mrs. Hartley said that they were not notified that the house was nominated until the sign appeared in front of the house. She said that Eileen McGuckian, Peerless Rockville, had spoken at the last meeting. Mrs. Hartley interpreted Ms. McGuckian's answer to a question as indicating that it did not matter what owners thought about having their properties nominated.

Mr. Hartley added that he had no desire to be on the "state dole" regarding taking advantage of tax credits. He also questioned if the HDC was a commission or a committee and asked if other members of the public were excluded from the discussion. Staff said the HDC is a commission, and any person could attend, although the room was small. Additional chairs were brought into the Planning Conference room for interested parties.

Mrs. Hartley continued with her comments, stating that the family had no plans to subdivide the property or demolish the house. They have made no decisions on the property at the moment. She asked that the City not continue the designation process until the family requests such action, or it has a new owner that wishes to continue. She noted that the property is not for sale at this time.

Don Hadley stated that his house at 215 Harrison Street is contiguous to 103 Forest Avenue and that the two houses together form one entire block. He felt that 103 Forest Avenue meets the criteria for designation.

Upon its review of the designation criteria, the HDC found that the level of site significance for 103 Forest Avenue is local and the condition of the structure and site is described as "original or near original condition (all changes reversible)" and "original site and setting largely preserved".

The HDC found that it has historical and cultural significance in that it:

- Has character, interest, or value as part of the development, heritage or cultural characteristics of the City in the history of the Hartley family in the City and at this address and as a vestige of the original subdivision of Margaret J. Beall's land.

The HDC also found that it has architectural and design significance in that it:

- Embodies the distinctive characteristics of a type, period or method of construction and is unique in its 20th century interpretation of a Tudor house; and
- Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape, and its unaltered condition.

MOTION: Commissioner Moloney moved to find that 103 Forest Avenue is eligible for single site historic designation based on the adopted criteria for historical, architectural, or cultural significance. Commissioner Broadhurst seconded the motion.

VOTE: 3-0 (Commissioner Hartranft absent for vote)



City of Rockville

MEMORANDUM

October 2, 2002

TO: Art Chambers, Director CPDS

FROM: Judy Christensen, Preservation Planner *JPC*

VIA: Bob Spalding, Chief of Planning

SUBJECT: Designation of 103 Forest Avenue

On September 19, 2002, the Historic District Commission reviewed the staff analysis of the history and testimony on the evaluation for significance of 103 Forest Avenue received prior to the closing of the record on September 1, 2002. The property was nominated for designation by neighbors and co-sponsored by Peerless Rockville. The property owners opposed the nomination. The HDC reopened the record to receive more testimony from the owners, Mr. and Mrs. John Hartley. The Hartleys stated that the property was now in compliance with the Rockville Property Maintenance Code and they had no plans at this time to demolish the house, subdivide the property, or to sell the property.

The Mayor and Council have stated that at this time, owners are encourage to participate in the designation program and the City prefers not to designate residential properties when the owner objects. Mr. and Mrs. Hartley stated in their testimony that they do not want to proceed with historic designation at this time. The ultimate disposition of the property is undecided and the family has several issues to deal with before making a decision.

The Historic District Commission proceeded with the evaluation and found the property eligible for designation as a single site historic district in the City of Rockville by a vote of 4-0. However, in deference to the owner's wishes and the policy of the Mayor and Council, the HDC did not recommend requesting authorization to file a MAP Amendment for 103 Forest Avenue. The HDC believes that the property is no longer a maintenance issue, the house is not threatened, and the property is not a candidate for resubdivision. Therefore, the HDC wants to allow the owners ample time to evaluate their options and make a decision.

cc: HDC

CM
JD
ANP

3051 main - 1917 expansion
103 Forest

ATTACH/D
103 Forest Avenue

CITY OF ROCKVILLE HISTORIC DISTRICT DESIGNATION CRITERIA

Level of site significance: (Check those that apply)

- X ☒ Local
☐ State
☐ National

Condition of structure and site:

- ☐ "Substantially Altered" (basic shape, original façade plan, windows and door openings and materials have been changed and are not restorable. This generally eliminates a structure from architectural consideration.
- ☐ Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact.
- X ☒ Original or near original condition (all changes reversible)
- X ☐ Outbuildings present and recognizable
- X ☒ Original site and setting largely preserved. (Lot size, environmental character, trees, setbacks, streetscape)

Standing structures and sites, including archeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

A. Historical and cultural significance:

- X ☒ Has character, interest, or value as part of the development, heritage or cultural characteristics of the City
- X ☐ Has character, interest, or value as part of the development, heritage or cultural characteristics of the County
- ☐ Has character, interest, or value as part of the development, heritage or cultural characteristics of the State
- ☐ Has character, interest, or value as part of the development, heritage or cultural characteristics of the Nation
- ☐ Is the site of a significant historic event,
- X ☐ Is identified with a person or a group of persons who influenced society;
- X ☐ Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or has served as a model for many people - promote community center

B. Architectural and design significance;

- X ☒ Embodies the distinctive characteristics of a type, period or method of construction;
- ☐ Represents the work of a master;
- ☐ Possesses high artistic values;
- ☐ Represents a significant and distinguishable entity whose components may lack individual distinction; or
- X ☒ Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

Jac3/99

HISTORIC DESIGNATION CRITERIA

The following checklist to used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

I. Historical and cultural significance:

- A. Event: the site of a significant historic event
- B. Person: identified with a person or a group of persons who influenced society
- C. Pattern of Events: exemplifies the cultural, economic, social, political or historic heritage of the County and its communities
- * D. Cultural Value: has character, interest, or value as part of the development, or cultural heritage of the City, County, State, Nation

II. Architectural and design significance:

- * A. Embodies the distinctive characteristics of a type, period or method of construction
- B. Represents the work of a master
- C. Possesses high artistic values
- D. Represents a significant and distinguishable entity whose components may lack individual distinction
- * E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape

Historic Integrity of structure and site:

- * *Original site and setting largely preserved* (lot size, environmental character, trees, setbacks, streetscape)

Outbuildings present and largely preserved

- * *Original or near original condition* (all changes reversible)

Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact)

Substantially Altered (basic shape, original façade plan, windows and doors have been obscured or changed)

Level of site significance: Local; State; National